

Wagoner County Abstract Company, L.L.C.

(Established in 1907)

~~~~~ Abstracts - Title Insurance - Escrows ~~~~~

219 East Cherokee

Wagoner, Oklahoma 74467

Phone: (918) 485-2215

FAX: (918) 485- 9162

P.O. Box 188

Wagoner, OK 74467

FILE NO. 22-ZC-007

STATE OF OKLAHOMA,  
COUNTY OF WAGONER, §

Wagoner County Abstract Company, being a duly and lawfully bonded abstractor in and for said County and State, hereby states:

The public records of Wagoner County, State of Oklahoma, indicate that the last vesting deed indicates the owners of land within 300 feet of the following described property, to-wit:

The NW¼ of the SE¼, lying South of Highway No. 51 all in Section 17, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, said tract being more particularly described as follows:

Commencing at the NW Corner of the SE¼ of Section 17, said point being a mag nail, thence S1°40'55"E on the West line of said SE¼ a distance of 156.89 feet, to a point on the South Right of Way line of State Highway 51, said point being a set ½" iron pin with cap #7232, said point also being the POINT OF BEGINNING; thence continuing S1°40'55"E on the West line of said SE¼, a distance of 1,161.86 feet to a set ½" iron pin with cap #7232, thence N88°34'31"E a distance of 1,320.62 feet to a set ½" iron pin with cap #7232, thence N1°40'37"W a distance of 1,216.95 feet to a point on the South Right of Way line of State Highway 51, thence S86°11'11"W on the South Right of Way line of State Highway 51 a distance of 1,321.63 feet returning to the POINT OF BEGINNING

are:

Oklahoma Department of Transportation

200 NE 21<sup>st</sup> Street, Oklahoma City, OK 73105-3204

George Sutton and Marilyn Sutton

30572 E. 137<sup>th</sup> Street South, Coweta, OK 74429

Velda Withers, Trustee of The Velda J. Withers Trust,

dated the 26 day of March, 2015

P.O. Box 782, Coweta, OK 74429

Laurence R. Wasson and Denise A. Wasson

P.O. Box 360, Coweta, OK 74429

United States of America In Trust for the

Muscogee (Creek) Nation

P.O. Box 580, Okmulgee, OK 74447

Brook & Broom LLC

1548 W. Huisache Avenue, San Antonio, TX 78201

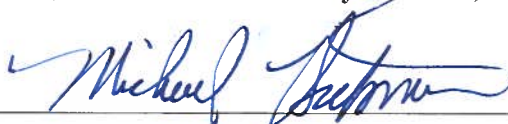
DATED this 5<sup>th</sup> day of January, 2022 at 5:01 p.m.

WAGONER COUNTY ABSTRACT COMPANY, L.L.C.

(Certificate of Authority No. 0032)

(SEAL)

By:



Abstractor No. 4400

SUBSCRIBED AND SWORN to before me this 5<sup>th</sup> day of January, 2022



  
NOTARY PUBLIC



Oklahoma Department of  
Transportation  
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